

ORDINANCE NO. 960606-H

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT ZONING DISTRICT ON APPROXIMATELY 15.546 ACRES OF LAND, GENERALLY KNOWN AS THE SOUTH AUSTIN MEDICAL CENTER P.U.D. DEVELOPMENT PROJECT, LOCALLY KNOWN AS 901 WEST BEN WHITE BOULEVARD IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Part 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish and define a "PUD" Planned Unit Development zoning district on the property described in City of Austin Development Services Department File No. C814-95-0001 to wit:

Lot 1 of the South Austin Acres Subdivision - Section 3A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded at Volume 86, Pages 50A and 50B of the plat records of Travis County, Texas, and generally known as the South Austin Medical Center Planned Unit Development, being further described in the map attached hereto as Exhibit A,

said property being locally known as 901 West Ben White Boulevard in the City of Austin, Travis County, Texas (hereinafter referred to as the "Property").

Part 2. That this ordinance, along with the attached Exhibits A and B, shall constitute the Land Use Plan of the planned unit development district created herein. The planned unit development created by this ordinance shall conform to the limitations and conditions set forth herein and in the South Austin Medical Center Planned Unit Development General Development Plan (hereinafter referred to as the "PUD General Development Plan"), attached hereto as Exhibit B and on record at the Development Services Department in File No. C814-95-0001. If the text of this ordinance and the exhibits attached hereto conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the South Austin Medical Center Planned Unit Development.

Part 3. That the exhibits attached hereto are copies of originals on file with the City of Austin Development Services Department in File No. C814-95-0001 and are incorporated in this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits attached hereto are as follows:

Exhibit A Map showing boundaries of the South Austin Medical Center Planned Unit Development

Exhibit B South Austin Medical Center Planned Unit Development General Development Plan

Part 4. That the land uses on the Property are limited to the permitted and conditional uses allowed within the "GO" General Office Base District as set forth in the Austin City Code on the effective date of this ordinance, except that Hospital Services (General) shall be an additional permitted use. Any use not specifically identified in this Land Use Plan is expressly prohibited.

Part 5. That the locations of all areas where uses are restricted are shown on the PUD General Development Plan attached as Exhibit B.

CITY OF AUSTIN, TEXAS

Part 6. That development on the Property shall comply with the site development standards set forth in this ordinance and in the PUD General Development Plan attached as Exhibit B.

Part 7. That development on the Property shall be restricted to a maximum floor to area ratio of 1:1.

Part 8. That the maximum building height is limited to the heights identified for each area of the Property as shown on Exhibit B.

Part 9. That overall impervious cover on the Property shall not exceed 76% of the gross site area.

Part 10. That the maximum building coverage on the Property shall be 60% of the gross site area.

Part 11. That the minimum lot size on the Property shall be 5,750 feet and that the minimum lot width on the Property shall be 50 feet.

Part 12. That development on the Property shall comply with the standards for the "PUD" Planned Unit Development base district as set forth in the Austin City Code on the effective date of this ordinance, except as modified in Part 13.

Part 13. That in accordance with Section 13-2-683(I) of the Austin City Code of 1992, Sections 13-2-734(b)(3), 13-2-734(b)(4), and 13-3-734(b)(5) of the Austin City Code of 1992 shall not apply to this South Austin Medical Center Planned Unit Development, and that for the purposes of this planned unit development only, the following is substituted therefor:

- (3) Any structure on the Property that is 100 feet or less from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (4) Any structure on the Property that is greater than 100 feet and less than 300 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (5) Any structure on the Property that is 300 feet to 540 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD Development Plan for the area in which the structure is located.

Part 14. That all improvements within 50 feet of the single family and duplex uses located within the Casey Estates Subdivision - Section 1 shall fully comply with the compatibility standards set forth in the Austin City Code on the effective date of this ordinance.

Part 15. That on-site structural water quality controls shall be provided in accordance with the regulations set forth in the City of Austin Environmental Criteria Manual on the effective date of this ordinance for new development and redevelopment within the Property that creates impervious cover. No such water quality controls shall be required for the development currently existing on the Property.

Part 16. That nothing in this Ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the Austin City Code and other applicable law, or to limit or prohibit the right of the Owner to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinances or regulations applicable to development with the South Austin Medical Center Planned Unit Development.

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Part 17. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

Part 18. That the requirements imposed by Sections 2-2-3, 2-2-5 and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five (5) members of the City Council.

Part 19. That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

June 6, 1996

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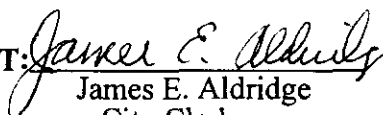
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

#14

06June96
DT/



SOUTH AUSTIN MEDICAL CENTER

P.U.D. GENERAL DEVELOPMENT PLAN GO BASE DISTRICT

SOUTH AUSTIN HOSPITAL
P.U.D. LAND USE PLAN NOTES

1. The land use on the site is limited to permitted and conditional uses shown within the "GO General District" and "GO Base District" of the City P.U.D. Land Use Plan, and the Hospital Services (Hospitals) shall be an additional permitted use.
2. Development on the site shall comply with the applicable zoning ordinance as set forth in the City P.U.D. Land Use Plan, and shall be subject to the City P.U.D. General Development Plan for building height and lot area requirements.
3. The general improvement plan on the site shall not exceed 75% of the plot area.
4. On-site structural water quality controls shall be provided in accordance with the regulations set forth in the City of Austin Stormwater Management Manual, Version 2.2, Chapter 10, Section 10.1.1. The land use shall be subject to the City of Austin Stormwater Management Manual, Version 2.2, Chapter 10, Section 10.1.1. The land use shall be subject to the City of Austin Stormwater Management Manual, Version 2.2, Chapter 10, Section 10.1.1.

Case Number	P.U.D. APPROVAL
Case Number: 0111-11-0001	Approved for Planning Commission: Dec. 5, 1995
Approved by Council: Feb. 13, 1996	Approved by City Manager: Feb. 13, 1996
Approved by City Council: Feb. 13, 1996	Approved by City Council: Feb. 13, 1996
Approved by City Council: Feb. 13, 1996	Approved by City Council: Feb. 13, 1996

South Austin Medical Center Phase 1 - Improvements General P.A.S.
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac

South Austin Medical Center Phase 2 - Improvements General P.A.S.
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac

South Austin Medical Center Phase 3 - Improvements General P.A.S.
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac

South Austin Medical Center Phase 4 - Improvements General P.A.S.
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac

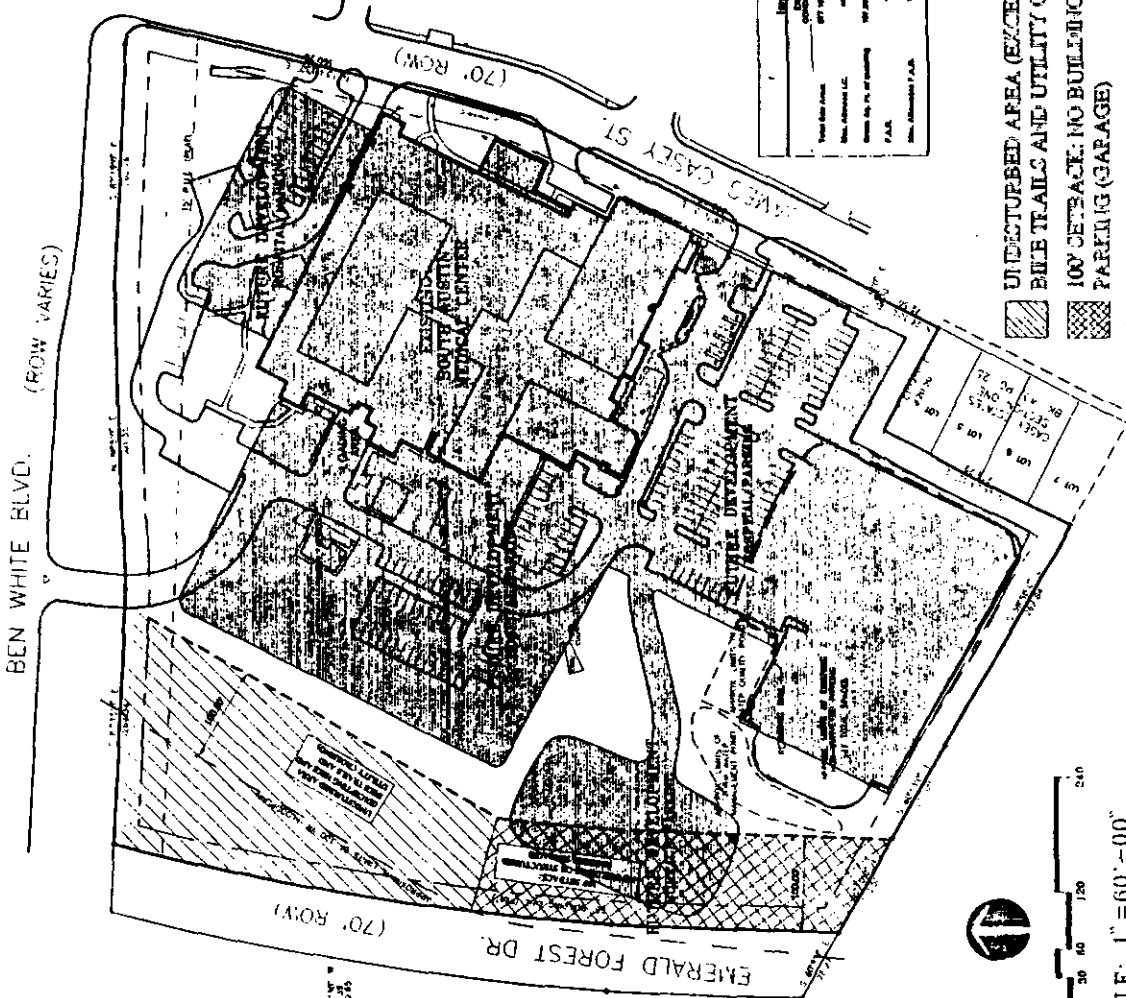
South Austin Medical Center Phase 5 - Improvements General P.A.S.
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac
Site Area: 100.00 ac

REVISION 2-9-96
SHEET 2 OF 3
SOUTH AUSTIN MEDICAL CENTER
P.U.D. LAND USE PLAN

4-10-95 LSF 522

10 YEAR FLOODPLAIN MAP
FROM TOPOG. MAP, 1995
BY CHANTON AND ASSOCIATES
DATED AUGUST, 1992

- UNDEVELOPED AREA (EXCEPTING HIGH AND BLUE TRAILS AND UTILITY CROSSING)
- 100' SETBACK: NO BUILDINGS OR STRUCTURED PARKING (GARAGE)
- DEVELOPMENT ENVELOPE



SCALE: 1" = 60'-00"

EXHIBIT B

960606.H

PO#: 960606-H

Ad ID#: 7CM701400

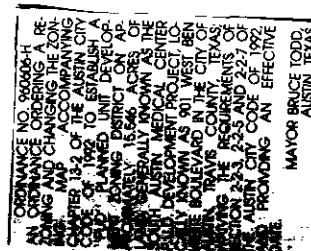
Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS



Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

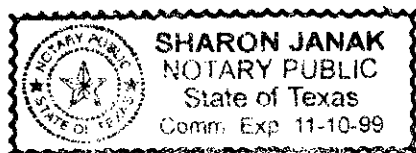
Date (s): July 16, 1996

Class: 9980 Lines: 22 Cost: \$54.12

and that the attached is a true copy of said advertisement.

D. DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th day of July, 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99